



Apartment Three bedroom

103 m² Vítkovice

Price upon request



Layout
Three bedroom

Area
103 m²

Balcony
7 m²

Parking
1x parking_tent

The diverse range of apartments in the mountain resort Aldrov are designed with tradition, stylish design, the utmost comfort, and modern features, all with respect to the beautiful nature of the Krkonoše Mountains. A standard feature of all apartments is a combination of natural materials, wood, custom carpentry, and designer elements. The apartments, which range from cozy 1+kk studios to airy 6+kk duplexes, include fully-equipped kitchens, spacious bedrooms, modern bathrooms, terraces or balconies. Bright apartment interiors blend with warm natural shades and plenty of wood, creating a perfect environment for tranquility and safety. Interior personalization is available upon request. The price includes a parking space large enough for an SUV with a height of 2.3 m and a storage cubicle suitable for storing ski equipment or bicycles.

In the Aldrov resort, apartment owners have access to the modern Aldrovka restaurant, which offers an outdoor terrace or a stylish Czech pub. A unique experience is provided by a sophisticated and entirely new wellness center with a spacious pool, jacuzzi, bio or Finnish sauna, and steam bath. There is also a private spa, massage services, fitness facilities, a children's playroom, an outdoor playground, and modern conference facilities.

Floor area	103 m ²
Balcony	7 m ²
Floor	2
Elevator	Ano
Parking	1x parking_tent
Building energy rating	B

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The Krkonoše Mountains offer countless opportunities for both active and passive recreation. The resort is located near the Aldrov ski area, and a regular ski bus service from Aldrov to Horní Mísečky is planned. For an active holiday, the area is entwined with a network of cycling paths, hiking trails, and cross-country ski tracks. The village of Vítkovice, due to its location, is an ideal starting point for all these activities, or just for quiet rest and meditation in the enchanting nature.

Respect and reverence for the traditional Krkonoše ecosystem are also reflected in the approach to sustainability, social responsibility, and minimization of energy intensity - apartments are equipped with energy-saving switches, most areas use LED lighting, and there is support for local food sources from local suppliers and an efficient waste sorting system in each apartment and the entire resort.

The apartments can also be used for commercial purposes through the use of an experienced hotel operator, who carefully builds both private and corporate clientele.

Come discover a gem in one of the last quiet mountain resorts of our highest mountains. No crowds and noise, just you, nature, and the comfort of your elegant mountain apartment, to which you will want to return and experience the rejuvenating energy. Aldrov – your place for rest, inspiration, inner growth, and a secure investment.

VÁŠ MAKLÉR



Petra Harrison

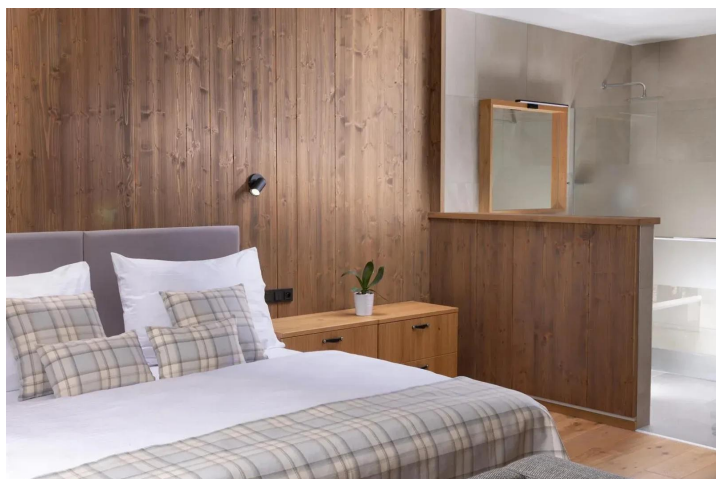
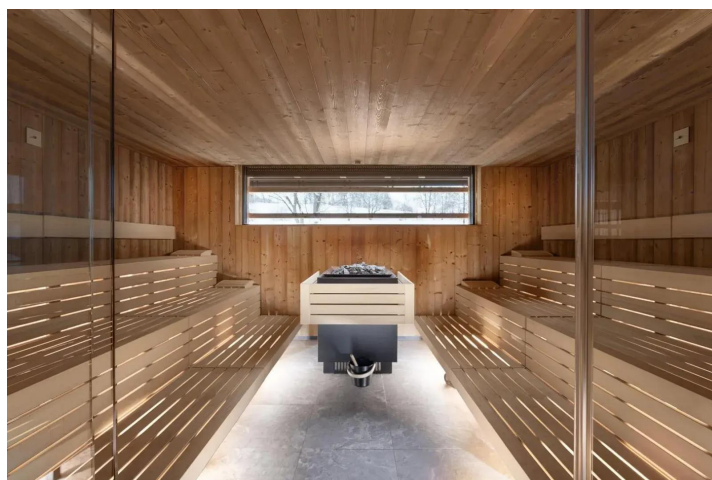
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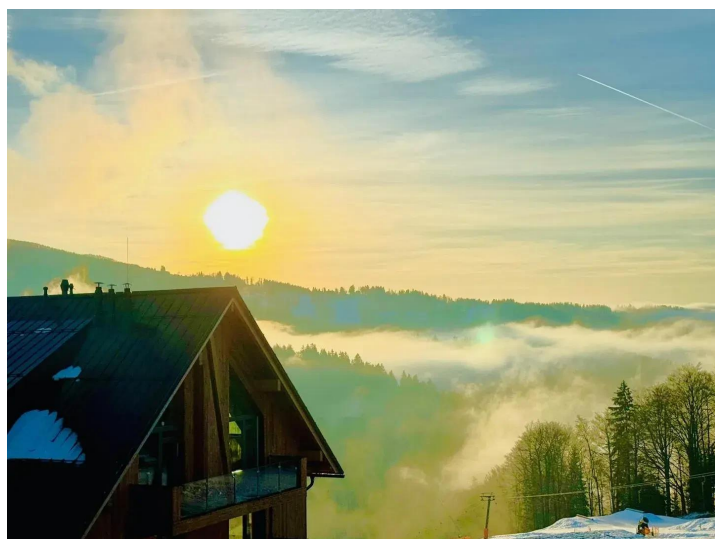
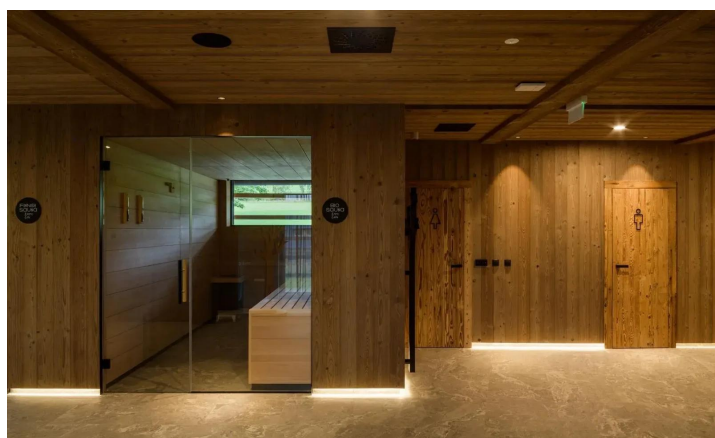
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ALDROV
APARTMENTS | RESORT

D3-1
D3-1 | 3rd Floor | 4 Rooms

01	Washing table (Technical hall)	4,25 m ²
02	Obývací pokoj + k Living room + kitchen	24,6 m ²
03	Chodba Corridor	2,38 m ²
04	Ložná Bedroom	15,27 m ²
05	Ložná Bedroom	11,26 m ²
06	Koupelna Bathroom	5,6 m ²
07	Toalet Lavatory	1,91 m ²
08	Galérie Gallery	20,51 m ²
09	Koupelna Bathroom	4,12 m ²
10	Spálňa Cloakroom	8,5 m ²

Užitná plocha celkovo | Net floor area 102,81 m²
Podlahová plocha celkovo | Gross internal area 109,90 m²

11 Balkón | Balcony 6,61 m²

V cene bytu je zahrnuto 1 garážové stáno a skláp.
1 garage parking space and a storage space are included in the price of the flat.

*Užitková plocha je vypočítaná podľa nariadenia vlády (č. 186/2009) SR, jeho súčasťou plocha orientovaná vertikálne (stropové územie) sú bytu cca 10 m² podlahovej plochy vďaka nájemu susedných 1 rekonštruovaných komúnikačných priestorov (technická hala, kúpeľňa, toaleta, práčovňa) a jed. garážového stánu.

*Gross internal area is calculated in compliance with the Government decree No. 186/2009, its part of the gross area included by inside surfaces of peripheral walls, including the plus area of all heating and service shafts, stairs, fireproof doors, fire doors, fireproof doors, balconies, terraces, front gardens and other parcel areas.